

Greenspace Meeting – August 28, 2022
10:00 a.m.
Honeymoon Bay Community Hall

Attendance

HBRA Executive: Wray White, Karen Lundstrom and Andrew Denis

Greenspace Committee: Linda Penner, Joanne Murray and Doug Mace

Membership: 35 memberships were represented

Minute Taker: Tara White as requested by HBRA Executive

Introduction and Background

Wray White, HBRA President chaired the meeting and made the following introductory comments:

- The Greenspace Committee was formed at the 2019 AGM “to review green/common spaces and report back at a special meeting with recommendations for the future.” Its report was completed in 2019 and published on the HBRA website. The committee has been dissolved, and the report submitted to the Board for further action. The committee members are: Kelly Woywitka (chair), Linda Penner, Linda Martin, Joanne Murray, Doug Mace, Bing Polderman and Cheryl Edwards.
- At this time, I would like to thank the members of the committee and would ask you join me in expressing our appreciation for their efforts, commitment and the results they have achieved.
- At the 2022 AGM, it was confirmed that the report would be the subject of a meeting with the membership this year. This meeting today satisfies that commitment.
- Please remember that the report submitted is lengthy with a number of recommendations that will take time to digest as well as action if appropriate. The meeting today and its results will help inform decision making and action – the proposals presented are based on the report’s recommendations and may well be further refined, changed or eliminated depending on what we hear. Written submissions already received will be part of determining how proposals will be handled.
- Please also remember that the members also have the opportunity to make their own proposals and consequent motions in the future.
- Comments on meeting conduct.
- This meeting is for information sharing purposes only. No motions will be heard, and no votes taken, except those necessary to adjourn. All motions will be tabled at a subsequent meeting on the same topic. At the moment, this may be the 2023 AGM or a special general meeting if necessary.
- I would ask all speakers to be brief, and remain on topic. We anticipate that there may be a number of members interested in providing information, or to ask questions, and so I would ask that you respect that by as being as brief as possible. If we run short of time and there is still information you wish to provide, you are encouraged to submit it in writing for inclusion in the meeting record. We have asked a number of members to consider speaking regarding individual proposals that could affect their lots and we want to make sure that they are provided the time necessary to do so. In some cases, members have provided written information that will serve the same purpose. In the letter to you, we asked that you limit your comments to five minutes, with a further five for questions and clarifications. I will let you know when you have about one minute left. At this point, we have invited the following lots to make presentations:

- Lot 1
- Lot 10
- Lot 22
- Lot 56
- Lot 69
- Lot 71
- Lot 87
- Lot 68 was also invited to make a presentation, but due to current personal circumstances they are unable to be here. We will be deferring consideration of any motion regarding Lot 68 until such time as their information has been received and the executive is able to agree on what should be recommended.
- This report has generated a lot of comment, some controversy and some emotional response. With this in mind, please remain respectful to and supportive of all members attending today. This meeting is another step in an ongoing endeavor this association has taken on. Let's make it a positive one.
- The meeting record will include commentary, submissions by individual members and written information already received from several of you.
- I will be asking Committee members to respond to questions if they are comfortable doing so. If there are questions that cannot be answered, they will be recorded, answers found and those answers included in the meeting record.

There were no questions on the format of this meeting.

Karen Lundstrom and Andrew Denis were introduced.

Those in attendance were reminded that the presentations by each affected member had been distributed previously via email.

Proposed Motion #1 - Lot Dimensions

Approve the proposed enhanced membership transfer form and process to help ensure new members understand what they are buying and have all relevant information to support due diligence decision making.

- Sellers apply to the directors prior to negotiating a sale. The directors will prepare a package for the sellers with all relevant information to be disclosed to potential buyers. This will include lot size, information on adjacent green spaces, bylaws, rules, any existing restrictions, and information on other items of note for disclosure.

- the enhanced membership agreement will confirm that the information above is understood and agreed to prior to membership transfer. Proposed draft attached

It is recommended that 2 or 3 directors meet with the sellers / buyers prior to sale to:

☐ Point out common spaces and green spaces within the park

☐ Provide and discuss lot dimensions, bylaws, rules, and maps with new members and ensure they have all relevant documents and are familiar and comfortable with all information provided prior to transfer.

☐ The membership agreement be modified to include lot dimensions and other specific information that may be relevant now that our memberships are selling for significant value.

☐ That a standard agreement form be developed to attach to membership agreements where a unique circumstance is agreed to by members and the executive. These agreements should be

signed by the member affected and by the executive in place at the time the agreement is made

☐ Recommend that all lot files be updated so that they are marked according to lot number (rather than Agreement number),

Meeting Discussion

- The Greenspace report does reference lot dimensions but this is not the intended focus of this meeting. The members in attendance did raise the following points:
- Lot #63 (Bruce Hall) – what was the starting point for lot dimensions? Lot surveys as raised at the last AGM were turned down. Are we measuring from today?
- Lot #79 (Tracy Mace) – lot measurements should be defined as of today and documented to relieve stress and anxiety in the park.
- Lot #82 (Andrew Denis – MEMBER comment, not on behalf of Executive) – going lot to lot, each neighbour should mark off what is existing today and have an agreement in place with markers or have a surveyor do a map as the permanent record.
- Lot #71 (Scott Murray) – put in stakes and measure as of today.
- Lot #81 (Robyn Roberts) – we need to stay on topic for today's meeting related to greenspace.
- NOTE: Executive clarified that lot dimensions were referenced in the green space report and as such, this discussion will be documented for the minutes.
- Lot #22 (Chris Morgan) – a map of the official dimensions has never been seen before. "Green space" is new terminology.
- Lot #18 (Jim Thompson) – most of the park is happy with the layout and size of lots. To start all over would be disruptive and not worth it. How did common space develop? Common sense should prevail today. Resizing the park is a waste of time.

Proposed Motion #2

Approve that directors are responsible for maintaining green spaces over time, with the grounds director being the lead for this.

This includes:

☐ Replanting and recovering areas that have been damaged in recent years due to accidental or intentional incursions.

☐ if an existing natural green space feature must be removed due to rot or disease (stumps, logs, trees) then ensure new planting or appropriate action is taken to ensure the area maintains a natural presence.

☐ Quickly deal with new green space incursions or issues that could happen over time. If members when notified of an incursion do not take action to remediate, the issue will be brought forward to the following AGM after the member is contacted.

☐ Since green spaces belong to all members, if an incursion on a green space included in this plan is noted, the directors must take action to return it to a natural form as soon as possible.

☐ Directors do not have the authority to give away green space or approve individual member use of green spaces at any time.

Meeting Discussion

- Lot #14 (John Elzinga) – Thank you to the Executive for chairing a difficult meeting. The map referenced in the report was one he had never seen in 27 years. New members are not getting dimensions as the time of membership transfer. Existing members have had accidental or intentional incursions into the green spaces.
- Lot #22 (Chris Morgan) – With respect to incursions by existing members, a member should not be responsible for situations that happened before the membership was transferred.
- Lot #82 (Andrew Denis – MEMBER comment, not on behalf of Executive) – did not know that he was encroaching and now he's being accused.
- NOTE: Executive pointed out that 106 of 110 memberships have no identified measurements per the membership files.
- Lot #79 (Doug Mace) – has been a member for decades and we can't go back. In some cases, this report would take away 40 – 45% of a lot from a member. Members are all at fault for the situation today as we didn't stand up and say anything. There is a flawed system for lot transfers and we need to fix this and move on.

Proposed Motion #3

Ensure all green spaces identified and agreed to by the membership are mapped, measured, and recorded and clearly mark green space boundaries on the ground so that they are visible to all members (eg. Landscape ties or another permanent identifier)

Meeting Discussion

- Lot #2 (John Garnett) – on what basis do we determine green spaces and how do we do this? HBRA family needs to be restored by determining a way forward that isn't tied to the emotional aspect of this situation.
- Lot #69 (Tye O'Connor representing Pat and Kaye O'Connor) – the purpose of today is to acknowledge the report and we are not accepting the report today. Need a new process for establishing green space.

Proposed Motion #4

Move that the following green spaces below be confirmed, identified, and the recommendations contained within the green space committee report for these lots be approved and actioned.

☐ These have been measured and can be mapped.

o Between lot 23 and 24 (with the memorial bench)

o Beside lot 47 (by the road to the point, kids love to play in this area)

o Between lot 67 and 68 (with large old stump as a key feature)

o Beside lot 72 (across from the bathroom with a large hollow stump)

o Behind lot 76 (Electrical shed and access path, restricted access not suitable for kids)

o Beside lot 82 (grassy area with a small tree)

o In front of lot 83 (where the road turns by the boat ramp has stumps and cedar trees)

o Between lot 83 and 84 (green space defined with a fence on one side, ferns, and trees)

Meeting Discussion

- Lot #63 (Bruce Hall) – to determine existing green spaces, how was this done? Are the existing water and electrical maps not correct? Are we not going by the map published in the laundry room?
- Lot #82 (Andrew Denis – MEMBER comment, not on behalf of Executive) – lots bordering green spaces are happy with the current situation. These agreements should be documented and a new map created.
- Lot #24 (Kathy MacKenzie) – concern that report did not have any consultation. We are all in the same boat and we need and want more communication.
- Lot #87 (Nikki Moniz) – with respect to confirmed spaces, her brother, Adam Tyrrell, had a discussion with his neighbour. Why is this agreement not on the confirmed list?
- Lot #3 (Nikki Klaasen) – not clear about people needing to agree when we don't own ground under the trailers. She would like clarity on comments around the membership being happy.
- Lot #79 (Tracy Mace) – we need to start with neighbour to neighbour and if an agreement has been made then the membership needs to be aware. We need to all own the flaws in the process to date.

Proposed Motion #5 – Lot 1

Approve and action the findings and recommendations of the green space committee report regarding green space near Lot 1.

Summary:

☐ ***The official dimensions for lot 1 are 30' by 87'.***

☐ ***The current owner of lot 1 (Michelle Goddard) may continue to use the green space up to the new fence until the sale or transfer of the lot.***

☐ ***If the current owner makes any changes to permanent structures or builds any new permanent structures these must be within the official dimensions for lot 1***

☐ ***When the lot is transferred or sold the green space should be replanted, and existing permanent structures removed at the association's expense.***

☐ ***This lot also has a fence installed at the maximum length of the lot 87', which then necessitates the member parking on common area. As HBRA rules say that members must park on their own property this fence should also be moved or removed when the lot transfers to facilitate compliance with this rule.***

☐ ***An agreement documenting this should be placed on the members file, signed both by the member and the executive. As well 2 letters sent by past executive regarding decisions for this lot should also be added to the file to ensure easy access to future executive.***

Meeting Discussion

On behalf of Lot 1, Dean Reeve presented the material previously distributed.

- Lot #18 (Jim Thompson) – how was the common space in front of Lot 1 figured out? Parking is not a problem from Lot #2 to the water. In 1978, lots had use to the roadway. The history is vague.
- Lot #79 (Tracy Mace) – There is confirmed green space. Lot #1 is confirming the width not the length.
- NOTE: Executive stated they did not know where the common area came from along the roadway. If anyone has any original documentation from 1978 in their files, it would be helpful to have a copy.

- Lot #71 (Scott Murray) – what is the proposed motion? What would make the member happy?
- Lot #79 (Doug Mace) – the lot appeared to be one size and we can't go back.

Proposed Motion #6 – Lot 10

Approve and action the findings and recommendations of the green space committee report regarding green space near Lot 10.

Summary

☐ ***The official dimensions for lot 10 are 24' by 85'.***

☐ ***The current owners of lot 10 (Chambers) may continue to use the green space until the sale or transfer of the lot.***

☐ ***If the current owners make any changes to permanent structures or build any new permanent structures these must be within the documented boundaries for lot 10. (Permanent structures include cement pads).***

☐ ***If the current owners move the existing trailer or buy a new trailer it should be placed within the documented boundaries for lot 10.***

☐ ***The association should offer to remove the old cement pad in the back of this green area and should also offer to replant the green space where the woodshed and old cement shed pad currently are.***

☐ ***The utility post, and garden hose can remain in the green space.***

☐ ***Suggest that landscape ties or some other visual boundary be placed flush with the ground at the 24-foot mark to clearly identify the start of the green area.***

☐ ***This green space is best as a natural landscape break and is not an appropriate place for kids to play.***

☐ ***In time the park may have to deal with the carpenter ants and decaying wood. When / if this happens,***

the association should supply more trees or other green material to retain area as green space.

☐ ***An agreement documenting this should be placed on the members file, signed both by the member and the executive to ensure easy access to future executive.***

Meeting Discussion

On behalf of Lot 10, Valerie Chambers presented the material previously distributed.

- Lot #79 (Tracy Mace) – were you asked about the proposed motions in the report? No.

Proposed Motion #7 – Lot 22

Approve and action the findings and recommendations of the green space committee report regarding green space near lot 22.

Summary

☐ ***The official dimensions for lot 22 are 24' by 85'.***

☐ ***Status quo, no changes necessary at this time.***

☐ ***If the pad is replaced it should be changed in size to fit within the 24-foot lot width. Any new permanent structures should also be within the 24-foot lot boundary.***

☐ ***This area is not appropriate for other members to sit on or for children to play on. It is best maintained as a natural area as it is now.***

☐ An agreement documenting this should be placed on the members file, signed both by the member and the executive.

Meeting Discussion

On behalf of Lot 22, Chris Morgan presented the material previously distributed.

- NOTE: Executive suggested Chris provide additional photos referenced in the presentation.
- Lot #28 (Butch Talkington) – need to do a survey as land in question is owned by Mosaic Logging.
- Lot #63 (Bruce Hall) – the park maps are in the washroom building. Chris is correct and the committee is wrong.

Proposed Motion #8 – Lot 56

☐ Approve and action the findings and recommendations of the green space committee report regarding green space near lot 56

☐ The official dimensions for lot 56 are front 39 left 60 right 58 back 39.

☐ Mark the green space boundary on the lot 56 right side with landscape ties to make it easier for members to position their trailer within their lot dimensions for the camping season.

☐ Original concrete boundaries already mark the space on the lot 57 side.

☐ There are no permanent structures existing on this green area, with the exception of the utility pole on the lot 56 side. This pole should be moved back to its original location on the border of lot 56.

☐ An agreement documenting this should be placed on the members file, signed both by the member and the executive.

Meeting Discussion

On behalf of Lot 56, Jennifer Ross presented the material previously distributed.

- There were no further comments or questions from the membership.

Proposed Motion #9 – Lot 69

☐ Approve and action the findings and recommendations of the green space committee report regarding green space near lot 69.

Summary

☐ The official dimensions for lot 69 are front 59 left 39 right 34 back 54.

☐ The shed should be moved to within the Lot 69 boundaries.

☐ Gravel should be removed, and the area should be replanted with trees or shrubs.

☐ Suggest landscape ties be put in to mark the boundary of this green space on the lot 69 left side. Landscape ties already mark the boundary on the lot 68 side.

☐ An agreement documenting this for Lot 69 should be placed on the members file, signed both by the member and the executive.

Meeting Discussion

On behalf of Lot 69, Tye O'Connor presented the material previously distributed.

- NOTE: Executive suggested that based on the discussion that Lot 69 submit a revised motion for consideration.

Proposed Motion #10 – Lot 71

Proposed Motion 10: Approve and action the findings and recommendations of the green space committee report regarding green space near lot 71.

Summary

- ☐ The official dimensions for lot 71 are Front 29', Left 45' Right 67' and Back 34'***
- ☐ The utility post and black water can remain in the green space.***
- ☐ Suggest that landscape ties or some other visual boundary be placed flush with the ground on the playground side to clearly identify the start of the green space.***
- ☐ An agreement documenting the agreed to solution should be placed on the members file, signed both by the member and the executive to ensure easy access to future executive.***
- ☐ That a fence be installed to block kids from playing onto lot 71***

OPTION A

- ☐ The current owners of lot 71 (Murrays) may continue to use the green space until the sale or transfer of the lot.***
- ☐ If the current owners make any changes to permanent structures or build any new permanent structures these must be within the documented boundaries for lot 71. (Permanent structures include cement pads).***

OPTION B

- ☐ Recommend that the current member be asked to reposition the trailer on the lot to comply with rules.***
- ☐ The existing shed can stay where it is, but if a new shed is built it should be moved to within the lot boundaries.***

Meeting Discussion

On behalf of Lot 71, Scott Murray presented the material previously distributed.

Scott requested the motion be revised to update the front dimension of Lot 71 to include the utility pole.

- Lot #79 (Doug Mace) – We can't continue to go backwards. The power pole was always on the lot and supports what Scott is requesting.
- Lot #2 (John Garnett) – People are not being treated fairly. We can't undo the decisions of past executives and they elected those executives.
- NOTE: At this time Lot #2 tabled three motions for consideration.

Proposed Motions for Green Space issues from Lot 2

I would propose the following motions for the Executive's consideration to resolve the Green Space Issues:

Motion 1: That the members adjacent to Green Space/Common areas be allowed to continue to use and enjoy their lots as currently laid out and utilized.

Motion 2: That the official lot dimensions for lots adjacent to Green Space/Common Areas be adjusted to incorporate any changes that have occurred in the past. These dimension changes to be made in agreement with the current member.

Motion 3: That a HBRA Park lot dimensions document, individual lot dimensions and an official scale map be published to create clarity for all members to clearly identify lot dimensions

Thank you for your time in all of this as it's a tricky issue and people have strong feelings about it.

Regards,

John and Leanne Garnett (Lot #2)

Proposed Motion #11 – Lot 87

Approve and action the findings and recommendations of the green space committee report regarding green space near lot 87

☐ This lot/membership should conform to official dimensions. The official dimensions for Lot 87 are Front 32', Left 50', Right 58' and Back 34'.

OPTION A

☐ The green spaces on each side of this lot should be re-established immediately. This would include:

o Placing landscape ties on the side borders of the lot to clearly mark the location of the 2 green spaces.

o Moving the shed and wood pile to within the official lot dimensions.

o Removing gravel from these green spaces and then replanting the area.

OPTION B

☐ Leave this area "as is" until the current member sells or transfers this lot. When the membership is sold/transferred the green spaces on each side of this lot should be re-established. This would include:

o Placing landscape ties on the side borders of the lot to clearly mark the location of the 2 green spaces.

o Moving the shed and wood pile to within the official lot dimensions.

o Removing gravel from these green spaces and then replanting the area.

Meeting Discussion

On behalf of Lot 87, Nikki Moniz presented the material previously distributed.

- Lot #63 (Bruce Hall) – once again, the committee did not reference the maps in the laundry room which does not show green space on Lot 87. This should be over with.
- NOTE: The Executive indicated that the neighbouring lot has submitted a letter that does not support the statements made to which a reference to a 2013 discussion with Lot 86 was reiterated.

Proposed Motion #12 – Lot 91A

Approve and action the findings and recommendations of the green space committee report regarding lot 91A.

Summary

☐ No changes required. Documented for completeness of Green Space History.

☐ The measurements of this lot should be recorded on the document of official lot measurements.

Meeting Discussion

No further discussion.

Proposed Motion #13 – Common Spaces

Proposed Motion 13: Approve and action the findings and recommendations of the green space committee report regarding “Common Spaces”.

Summary

☐ ***Current state maintained.***

☐ ***Common areas should be left clear of vehicles and RVs except for over winter parking.***

Meeting Discussion

No further discussion.

Proposed Motion #14 – Jack’s Place

Proposed Motion 14: Approve and action the findings and recommendations of the green space committee report regarding “Jacks Place Green Area”.

Summary

☐ ***Winter storage of sheds and smaller items has damaged some of the plants in this green space. The area should be better marked so members know that winter storage can only use common space and should not extend onto green space.***

☐ ***Recommend that fences be installed to block kids from playing onto lot 71, and also to protect dangerous items behind the sheds (ie. Propane tanks etc.)***

☐ ***Suggest that landscape ties or some other visual boundary be placed flush with the ground on the lot 71 side to clearly identify start of the green space, in any area that is not covered with a fence.***

☐ ***Temporary fencing could also be used to temporarily restrict access to allow areas to recover if plants are seriously affected by play.***

☐ ***Recommending that a group confirms appropriate fencing for the area and organizes a work party to mark and protect the area.***

Meeting Discussion

No further discussion.

Final Comments

- Lot #18 (Jim Thompson) – having heard everything, green spaces have not been handled well. He heard a number of sensible stories and explanations.
- Lot #29 (Jane Rutherford) – Jane apologized for the stress that people are feeling and explained that previous executives were not trained for the. They did their best and apologize for mistakes. Measurements are impossible. People don’t own their lots but have a right to come here. Measuring could attract attention by Government.

The meeting was completed by the HBRA President who thanked everyone for attending and speaking so eloquently.

Adjourned at approximately 12:15 p.m.